



Springs Terrace | | Ilkley | LS29 8ST

£530,000

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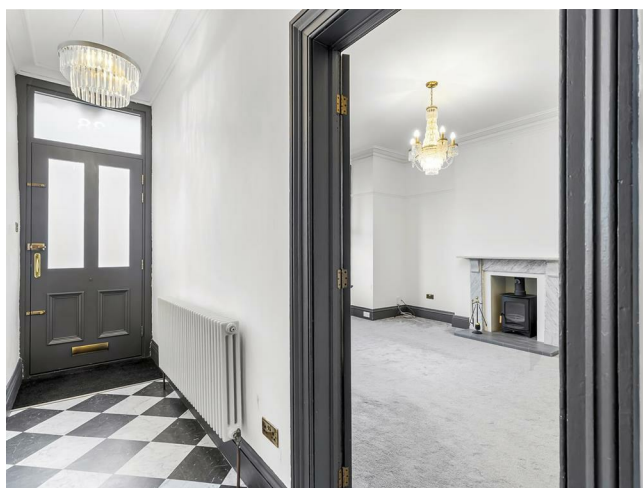


## Key features

- Imposing Victorian terrace
- Five bedrooms
- Two reception rooms
- Off street parking
- Car charging facilities
- Central location
- No onward chain
- South facing rear garden
- Smartly presented throughout
- Arranged over four floors

## Description

An imposing Victorian terrace family home, centrally situated within in the town, approximately a minutes walk to the train station and amenities with views towards Middleton. The property is deceptively spacious and offers elegant well proportioned rooms with high ceilings. Briefly comprising a welcoming entrance hall, boot room, family room, storage room, sitting room with a multifuel stove, dining kitchen, cloakroom, four double bedrooms, bedroom five/study and family bathroom. Outside the property has a paved frontage and to the rear there is a south facing garden and off road parking space.



Springs Terrace is deceptively spacious family home arranged over four floors, offering elegant well proportioned accommodation, with high ceilings, period style radiators and plantation shutters.

## GROUND FLOOR

### Entrance Hall

An elegant reception hall with a tiled floor and stairs to the upper floors.

### Boot Room

A panelled boots and coats storage area. Door to the rear garden,

### Dining Kitchen

14'03 x 11'08

A modern dining kitchen fitted with an extensive range of base and wall units, coordinating work surfaces and Belfast sink. Integrated appliances and a recessed area housing the range cooker. Window to the rear elevation with plantation shutters. Contemporary radiator and tiled effect flooring.

### Sitting Room

17'3 x 13'11

An elegant reception room with a splayed bay window to the front elevation with fitted shutters. Feature Marble fireplace with an inset multi fuel stove.

## LOWER GROUND FLOOR

### Family Room

16'6 into the bay x 13'3

The bay window to the front elevation allows lots of natural light to flow through, perfect as a second sitting room or cinema room!

### Storage Area

5'02 x 2'11

Useful storage area.

## FIRST FLOOR

Landing area with a useful storage cupboard.

### Cloak Room

Having a WC and corner wash basin. Window to the rear elevation with plantation shutters. Tiled walls up to the dado level and a tiled floor area.

### Bedroom One

14'6 x 13'9

With a window to the front elevation having plantation shutters and an outlook over Ilkley towards Middleton.

### Bedroom Two

14'4 x 11'10

With a window to the rear elevation with plantation shutters.









#### **Bathroom**

10'2 x 6'7

A luxury bathroom suite comprising a roll top freestanding bath, separate shower cubicle, wash basin and WC. Period style radiator with heated towel rail over. A window to the front elevation with plantation shutter. Tiling to the walls and floor area.

#### **SECOND FLOOR**

##### **Bedroom Three**

13'5" x 13'1" partial restricted head height

A double bedroom with a dormer window to the front elevation enjoying wonderful views.

##### **Bedroom Four**

15'07 x 11'0 partial restricted head height

A double bedroom with a dormer window to the rear elevation. Useful eaves storage space.

##### **Bedroom Five**

10'9 x 6'10

Having a dormer window to the front elevation with long distance views.

#### **Gardens**

To the front of the property there are steps up to the front entrance.

To the rear of the property there is a south facing garden area with artificial grass providing a perfect spot for al fresco dining

#### **Off Road Parking space**

Potential off road parking area with car charging facilities in place.

#### **External storage**

There is an alleyway to the side of the house with lockable doors to the front and rear providing a useful storage space for bikes etc.

#### **Council Tax**

City of Bradford Metropolitan District Council Tax Band C

#### **Ilkley**

Voted The Sunday Times Best Place to Live in the UK 2022, Ilkley is renowned for its top schools, interesting independent shops and restaurants, its spectacular scenery and convenient rail links. Sports clubs offer excellent opportunities for young people and an energetic community spirit is at the heart of the town's high repute. Situated within the heart of the Wharfe Valley, surrounded by the famous Moors to the south and the River Wharfe to the north, Ilkley offers stunning natural beauty whilst still being a convenient base for the Leeds/Bradford/London commuter.

#### **Please Note**

The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.

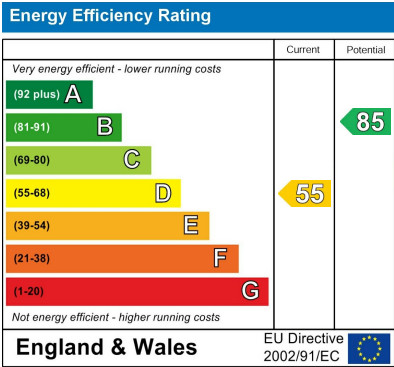
Floor plans



TOTAL FLOOR AREA : 1880 sq.ft. (174.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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**TW** TRANMER  
WHITE  
Trusted Estate Agents

139 Bolling Road  
Ben Rhydding  
Ilkley  
West Yorkshire  
LS29 8PN  
01943 661141  
ilkley@tranmerwhite.co.uk  
<https://www.tranmerwhite.co.uk/>